

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, December 4, 2013 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Denise Peeples, Dan Jay, Ted Spaid

Commissioners Absent: Patrick Brown, Michael Powers
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Daffney Moore, Adona Buford, Don Taylor, Mary Hart Burton

Counsel Present: David Meyer, City Counselor's Office

Guests: Bill Kuehling, James Milner, Gwen Keene

At 5:40 p.m., Director Don Roe addressed the Commissioners, informed Chair Stauder a quorum was present, and introduced the staff members who were present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the November 6, 2013 meeting. Commissioner Jay moved to approve; Commissioner Visintainer seconded. The eight Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Denise Peeples, Dan Jay, Ted Spaid.

Dick Zerega presented item 3, *PDA-141-13-REZ – 3970, 3972R, 3874 & 3978 Gratiot and 823 & 827 S. Vandeventer – Rezone J to G – (CB 3956) – Forest Park Southeast Neighborhood*. James Milner of David Mason and Associates was present to discuss the project and how they plan to use the property if the rezoning is approved. After discussion and questions from the Commissioners, Commissioner Spaid moved to approve, and Commissioner Bradley seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal presented item 4, *PDA-142-13-REZ – 2841-51 Gravois – Rezone F/B to F – (CB 1998.13) – Fox Park Neighborhood*. Gwen Keen with QuikTrip and Bill Kuehling on QuikTrip's behalf were present to discuss the project and how they plan to use the property if the rezoning is approved. Ms. Keen explained why QuikTrip intends to replace the building and also discussed QuikTrip's general plans for renovation and expansion in the St. Louis area using a 'third generation' format. After discussion and questions from the Commissioners, Commissioner Spaid moved to approve, and Commissioner Jay seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Daffney Moore presented item 5, *PDA-143-13-RDR – 1171-1269 Hodiamont Area (West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1777 (CB*

2987). After discussion of the nature and cost of the project among staff and the Commissioners, Commissioner Jay moved to approve, and Commissioner Krewson seconded. Seven Commissioners voted to approve by roll call vote: Susan Stauder, Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Denise Peeples, Dan Jay, Ted Spaid. Ald. Lyda Krewson abstained.

Don Roe presented item 6, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #11 (seeking approval to place public notices for a Public Hearing for the annual SLUP amendment at a future meeting)*. The item may appear on the January agenda. Commissioner Jay moved to approve; Alderwoman Krewson seconded. The eight Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Denise Peeples, Dan Jay, Ted Spaid.

Other business for this meeting:

Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience. He also noted that for projects valued at over a million dollars, he will be providing more information in the future for inclusion in the materials for the Commissioners' review.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Bradley seconded. Hearing no objection, the meeting adjourned at 6:17 PM.



Susan Stauder, Chair